

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

## OWNERSHIP

Owner 1:	YEE NORMAN N				
Owner 2:					
Owner 3:					
Street 1:	1 WATERMILL PL #502				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476			Type:	

## PREVIOUS OWNER

Owner 1:	ALLAIN STEVEN R -		
Owner 2:	-		
Street 1:	1 WATERMILL PL #502		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 703 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Lar
102	Condo		0		Sq. Ft.	Site

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO		Total:		SpI Credit		Total:	
--------------	---------	--------------	---	-------------	-----	-------	----------------	-------	--	--------	--	------------	--	--------	--

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	398,200			398,200
Total Card	0.000	398,200			398,200
Total Parcel	0.000	398,200			398,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		566.43	/Parcel: 566.4

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	387,400	0	.		387,400	387,400	Year End Roll	12/18/2019
2019	102	FV	335,000	0	.		335,000	335,000	Year End Roll	1/3/2019
2018	102	FV	280,800	0	.		280,800	280,800	Year End Roll	12/20/2017
2017	102	FV	262,800	0	.		262,800	262,800	Year End Roll	1/3/2017
2016	102	FV	262,800	0	.		262,800	262,800	Year End	1/4/2016
2015	102	FV	239,400	0	.		239,400	239,400	Year End Roll	12/11/2014
2014	102	FV	223,400	0	.		223,400	223,400	Year End Roll	12/16/2013
2013	102	FV	223,400	0	.		223,400	223,400		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

[illegible][illegible]

apro

Database: AssessPro - FY2021

2021

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

Total Card / 000000

**Total Parcel**

**398,200 /**

398,200

**398,200 /**

398,200

**398,200 /**

398,200



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	153791
	Prior Id # 2:	
	Prior Id # 3:	
2	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
4	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

By	Name
GM	D Mann
9	PATRIOT
7	PATRIOT

\_\_\_\_/\_\_\_\_/\_\_\_\_

[illegible]

Type:	7 - Condo Garden			
Sty Ht:	1 - 1 Story			
(Liv) Units:	1	Total:	1	
Foundation:	1 - Concrete			
Frame:	1 - Wood			
Prime Wall:	8 - Brick Veneer			
Sec Wall:	6 - Stucco			10 %
Roof Struct:	4 - Flat			
Roof Cover:	4 - Tar & Gravel			
Color:	BRICK			
View / Desir:	1 - 1 Bed			

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

	Building Number 1.
--	--------------------

## GENERAL INFORMATION

Grade: C - Average	
Year Blt:	1988
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	5 - 5th Floor
% Own:	0.904900014
Name:	25 - 6040

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:s: 3					BR:s: 1				Baths: 1		HB 1

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION			
Phys Cond:	GD - Good	14.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		14.9	%

## CALC SUMMARY

Basic \$ / SQ:	320.00
Size Adj.:	1.35348511
Const Adj.:	0.85937899
Adj \$ / SQ:	372.210
Other Features:	40246
Grade Factor:	1.00
NBHD Inf:	1.54999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467960
Depreciation:	69726
Depreciated Total:	398234

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	0
<b>Totals</b>			
1	3	1	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

### SPEC FEATURES/YARD ITEMS

[illegible]

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	576.93	
Special Features:	0	Val/Su Net:	566.43	
Final Total:	398200	Val/Su SzAd	566.43	

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	703	372.210	261,66
Net Sketched Area:		703	Total:	261,66
Size Ad	703	Gross Are	703	FinArea

### SUB AREA DETAIL

[illegible]

## IMAGE

